NOTICE OF DETERMINATION

FEIR Certification Date: April 20, 2023
Final Approval Date: May 23, 2023
Case No.: 2017-014833ENV
State Clearinghouse No: 2019100093
Project Title: 469 Stevenson Street
Zoning: Downtown General Commercial (C-3-G) District
160-F Height and Bulk District
Block/Lot: 3704/045
Lease: 28,790 square feet
Lead Agency: San Francisco Planning Department
Project Sponsor: Tyler Kepler, 469 Stevenson Property Owner LLC
(415) 551-7616, tyler@bldsf.com
Staff Contact: Jenny Delumo
(628) 652-7558, jenny.delumo@sfgov.org

To: County Clerk, City and County of San Francisco
City Hall Room 168
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

State of California
Office of Planning and Research
PO Box 3044
Sacramento, CA 95812-3044

Pursuant to the California Environmental Quality Act (CEQA), the Guidelines of the Secretary for Resources, and San Francisco requirements, this Notice of Determination is transmitted to you for filing. At the end of the posting period, please return this Notice to the Staff Contact with a notation of the period it was posted.

Attached fee:
$75 filing fee AND $3,839.25 EIR Fee

Project Description
The 469 Stevenson Street project site is an approximately 28,790-square-foot surface parking lot with 176 parking spaces. The project would demolish the existing parking lot and construct a new 27-story mixed-use building approximately 274 feet tall and with three below grade parking levels, providing 178 parking spaces. The approximately 535,000-gross-square-foot building would consist of approximately 495 dwelling units, 4,000 square feet of commercial retail use on the ground floor, and 30,000 square feet of private and common open space. The project would include three below-grade parking levels with 178 vehicular parking spaces and two service delivery loading spaces, and one on-site freight loading space on the ground floor. The project would
also provide approximately 200 class 1 bicycle spaces and 27 class 2 bicycle parking spaces. The proposed project would use the Individually Requested State Density Bonus Program and provide 73 affordable housing units onsite. The Governor’s Office of Planning and Research certified the project as an Environmental Leadership Development Project under the Jobs and Economic Improvement through Environmental Leadership Act of 2021 on March 18, 2023.

**Determination**

The City and County of San Francisco decided to carry out or approve the project on April 20, 2023. The San Francisco Planning Commission certified the final environmental impact report (EIR) and approved the project on April 20, 2023. On May 23, 2023, the appeal period for the final EIR and project entitlement expired, and no appeals were filed. A copy of the document(s) in the administrative record may be examined at the Planning Department, 49 South Van Ness Avenue, Suite 1400, San Francisco, CA, 94103 under Case File No. 2017-014833ENV. In addition, the administrative record is available to view at https://www.469stevensonstreetproject.com.

1. An Environmental Impact Report has been prepared pursuant to the provisions of CEQA. It is available to the public and may be examined at the Planning Department at the above address or at the 469 Stevenson Street SB7 Website listed above.

2. A determination has been made that the project in its approved form will have a significant effect on the environment and findings were made pursuant to Section 15091 and a statement of overriding considerations was adopted pursuant to Section 15093.

3. Mitigation measures were made a condition of project approval, and a mitigation and monitoring reporting program was adopted for the project.

Rich Hillis  
Planning Director

By Lisa Gibson  
Environmental Review Officer

cc: Tyler Kepler, 469 Stevenson Property Owner LLC
State of California - Department of Fish and Wildlife

2023 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

<table>
<thead>
<tr>
<th>LEAD AGENCY</th>
<th>LEAD AGENCY EMAIL</th>
<th>DATE</th>
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<tbody>
<tr>
<td>SAN FRANCISCO PLANNING DEPARTMENT</td>
<td><a href="mailto:jenny.delumo@sfgov.org">jenny.delumo@sfgov.org</a></td>
<td>05/25/2023</td>
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COUNTY/STATE AGENCY OF FILING

SAN FRANCISCO COUNTY

PROJECT TITLE

469 STEVENSON STREET

PROJECT APPLICANT NAME

JENNY DELUMO

PROJECT APPLICANT ADDRESS

49 SOUTH VAN NESS AVENUE, SUITE 1400

PROJECT APPLICANT (Check appropriate box)

☑ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity

CHECK APPLICABLE FEES:

☑ Environmental Impact Report (EIR) $ 3,839.25 $ 3,839.25

☐ Mitigated/Negative Declaration (MND)(ND) $ 2,764.00 $ 2,764.00

☐ Certified Regulatory Program (CRP) document - payment directly to CDFW $ 1,305.25 $ 1,305.25

☐ Exempt from fee

☐ Notice of Exemption (attach)

☐ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only) $ 850.00 $ 850.00

☐ County documentary handling fee $ 75.00 $ 75.00

☐ Other

PAYMENT METHOD:

☑ Cash ☑ Credit ☐ Check ☐ Other

TOTAL RECEIVED $ 3,914.25

SIGNATURE

Lily Duong

DEPUTY CLERK

AGENCY OF FILING PRINTED NAME AND TITLE

ORIGINAL - PROJECT APPLICANT COPY - CDFW/ASB COPY - LEAD AGENCY COPY - COUNTY CLERK

DFW 753.5a (Rev. 01/01/2023)